



**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JANUARY 17, 2020
9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Christina Chaney, Administrative Assistant
Deanna Bojman, Administrative Assistant
Francyne Webber, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE19032302: Daniel Letourneau, buyer
CE18121471: Simona Burshteyn, attorney
CE18040031: Andrew Schein, attorney; Jose Perez, tenant; Christian Hernandez, tenant; Ronald Feldman, manager
CE17041080: Chris McShane, owner
CE10050391; CE12041314; CE16011251; CE17050526: Jacob Natatof, owner
CE11052063; CE11052069: Luis Antonio Matias, owner; Arthur Augusto De Andrade Ennes, representative
CE19011360; CE19011362: Damon John Bastin, representative
CE16040057: Michael Shaheen, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 10:30 A.M.

Lien Reduction Hearings

Case: CE19032302

101 SW 29 AVE
KI PROPERTIES LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$450. The applicant had offered \$450 and the City was requesting \$1,705.

Daniel Letourneau, buyer, said the previous owner was responsible for the violations and the current owner had taken care of them.

Judge Purdy reduced the lien amount to \$1,480 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following four cases for the same owner and address were heard together:

Case: CE10050391

1551 DAVIE BLVD
EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$490,950 and City administrative costs totaled \$258. The applicant had offered \$0 and the City was requesting \$258. Total liens for all four cases: \$1,220,750 total administrative costs: \$3,067. The City was requesting \$3,067 for all four cases.

Jacob Natatof, owner, agreed to the fine reduction.

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Judge Purdy reduced the lien amount to \$258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12041314

1551 DAVIE BLVD
EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$242,000 and City administrative costs totaled \$258. The applicant had offered \$0 and the City was requesting \$258.

Judge Purdy reduced the lien amount to \$258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16011251

1551 DAVIE BLVD
EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$349,800 and City administrative costs totaled \$1,178. The applicant had offered \$0 and the City was requesting \$1,178.

Judge Purdy reduced the lien amount to \$1,178 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17050526

1551 DAVIE BLVD
EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$138,000 and City administrative costs totaled \$1,373. The applicant had offered \$0 and the City was requesting \$1,373.

Judge Purdy reduced the lien amount to \$1,373 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16040057

3200 N PORT ROYALE DR # 1603
SHAHEEN, MICHAEL P

This was a request to amend the lien reduction order dated 8/15/19.
Notice was mailed to the owner via first class mail on 1/6/20.

Michael Shaheen, owner, said this was a request to extend the payment period. He said he was still paying the contractor who had complied the violations. He stated the issue was not just the payment period but also the amount, \$4,304. He said he had not been aware that there was a fine running.

Ms. Hasan said the ordinance did not allow for re-hearings of lien reduction cases because everyone would want one. The City had contacted Mr. Shaheen because he had made no payments and the due date was approaching. The City did not object to granting a longer period of time.

Judge Purdy granted a 24-month extension.

Case: CE19011362

2415 DAVIE BLVD
SPEEDWAY LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$18,000 and City administrative costs totaled \$672. Total Lien amount for both cases: \$36,000; Total administrative costs: 1,344. The applicant had offered \$336 and the City was requesting \$4,500.

Damon John Bastin, representative, said it had taken time for the notice to be provided to him from the corporate office. Once he was aware of the violations, he had complied.

Judge Purdy reduced the lien amount to \$2,586 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19011360
2409 DAVIE BLVD
SPEEDWAY LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$18,000 and City administrative costs totaled \$672. The applicant had offered \$336 and the City was requesting \$4,500.

Judge Purdy reduced the lien amount to \$2,586 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

Case: CE11052063
1604 NW 11 CT
CASA BRASIL INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$6,075 and City administrative costs totaled \$856. Total Lien amount for both cases: \$32,175; Total administrative costs: \$1,942. The applicant had offered \$1,600 for both cases and the City was requesting \$3,200 for both cases.

Luis Antonio Matias, owner, was present.

Arthur Augusto De Andrade Ennes, representative, said they had already paid hard costs. He stated the broker who sold the property to the owner had informed him that there were only \$6,000 in fines but there had been much more. The owner had paid a total of approximately \$34,000 for the property and fines and then discovered another \$32,000 in fines when he applied for permits. The land was only worth \$27,000 and he had invested over \$50,000.

Mr. De Andrade Ennes presented documentation and receipts to Judge Purdy.

Judge Purdy reduced the lien amount to \$3,200 for both cases payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11052069
1604 NW 11 CT
CASA BRASIL INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$26,100 and City administrative costs totaled \$1,086.

Case: CE18040031
316 NE 4 ST
300 THIRD & 4TH LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$11,450 and City administrative costs totaled \$258. The applicant had offered \$2,500 and the City was requesting

\$2,500.

Christian Hernandez, tenant, and Ronald Feldman, manager, agreed to the fine reduction.

Judge Purdy reduced the lien amount to \$2,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17041080

1208 SW 4 ST

MCSHANE, CHRISTOPHER M

Notice was mailed to the owner via first class mail on 1/9/20. Deanna Bojman, Presenter, testified that the lien amount was \$38,300 and City administrative costs totaled \$921. The applicant had offered \$500 and the City was requesting \$4,000.

Chris McShane, owner, said a tenant had made the improvements and not told Mr. McShane about the citations. As soon as Mr. McShane was aware of the violation, he had removed it. Regarding the rear fence, He said this was never a trash enclosure and a contractor had done the work improperly. Mr. McShane said he was selling the property and agreed that he would be responsible for the first \$1,000 of the fine and the new owner would be responsible for the rest.

Judge Purdy reduced the lien amount to \$3,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18121471

118 SW 21 WY

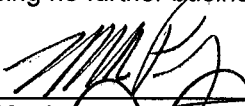
ISAAC'S ESTATE INC.

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$13,250 and City administrative costs totaled \$810. The applicant had offered \$132.50 and the City was requesting \$3,460.

Simona Burshteyn, attorney, said a tenant had been responsible for the violations. When the owners became of aware of the violations, the tenant would not allow access to the property and the owner had needed to pursue eviction.

Judge Purdy reduced the lien amount to \$2,135 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

There being no further business, the hearing was adjourned at 11:11 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate